



Lake Vista Room  
8040 S. 6<sup>th</sup> Street  
Oak Creek, WI 53154  
(414) 766-7000

## PARKS & RECREATION COMMISSION

May 5, 2022  
6:00 P.M.

Leah Schreiber-Johnson, Chair  
Anne Beyer – Secretary  
Steve Bautch  
Mike Theys  
Alderman Chris Guzikowski  
Jerry Krist  
Adam Thiel  
Nicole Druckrey

### The City's Vision

*Oak Creek: A dynamic regional leader, connected to our community, driving the future of the south shore.*

1. Call Meeting to Order/Roll Call
2. Approval of Minutes – April 7, 2022
3. New Business
  - a. Election– Conduct election to select the Chairperson and Secretary of the Parks & Recreation Commission for the term starting May 13, 2022 to May 12, 2023.
  - b. Proposal for Consideration – Guest Speaker, Patricia “Pug” Dillman, to discuss accepting and placement of her donated wood carvings.
  - c. Proposal for Consideration – Abendschein Pavilion Plan Review
  - d. Informational Item – Project Updates
4. Adjournment

Dated this 3rd day of May, 2022

#### Public Notice

Upon reasonable notice, a good faith effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aid at no cost to the individual to participate in public meetings. Due to the difficulty in finding interpreters, requests should be made as far in advance as possible preferably a minimum of 48 hours. For additional information or to request this service, contact the Oak Creek City Clerk at 766-7000, by fax at 766-7976, or by writing to the ADA Coordinator at the Oak Creek Health Department, 8040 S. 6<sup>th</sup> Street, Oak Creek, Wisconsin 53154.

It is possible that members of and possibly a quorum of members of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; no action will be taken by any governmental body at the above-stated meeting other than the governmental body specifically referred to above in this notice

**MINUTES OF THE REGULAR MEETING  
CITY OF OAK CREEK PARKS & RECREATION COMMISSION  
April 7, 2022**

**1. Call Meeting to Order/Roll Call**

Commissioner Schreiber-Johnson called the meeting to order at 6:03 pm. The following members were present at roll call: Secretary Beyer, Commissioner Bautch, Commissioner Theys, Commissioner Krist, Commissioner Thiel. Also present was Zoning Administrator Miller. Alderman Guzikowski and Commissioner Druckrey were excused.

**2. Approval of Minutes – February 10, 2022**

Commissioner Theys moved to approve the minutes of the February 10, 2022 meeting. Commissioner Bautch seconded. All voted aye except Commissioner Schreiber-Johnson abstained. Motion carried.

**3. Old Business**

**a) Amendment of Athletic Field Rental Policy language to allow for neighborhood parks to be used for games and other long-term ongoing activities.**

Zoning Administrator Miller provided an overview of the proposal (see staff report for details).

Commissioner Bautch had some concerns of the wording of “The School District and/or Bleacher Bunch pay for all upgrades to the field”, under the Meadowview Park/Meadowview Elementary School conditions. He would like to have that wording omitted since these are City owned baseball diamonds and he felt the school district should not be required to pay for the upgrades. Commissioner Krist agreed that the School District would not be interested in paying for the park upgrades.

Commissioner Bautch said that the Bleacher Bunch will only provide money for school-owned baseball amenities. Commissioner Bautch clarified that he doesn’t want any fields removed but the condition removed.

Commissioner Thiel wanted to know if there are actually upgrades needed and if so, can this be sent back to Alderman Gehl to remove the condition of “The School District and/or Bleacher Bunch pay for all upgrades to the field”. Zoning Administration Miller explained that staff and the requestor recognized that some of fields will need improvements to bring them to playing level but a full analysis will not be completed until language changes are approved for the rental field policy.

Zoning Administrator Miller explained that these are conditions that Alderman Gehl emailed to her and if this condition is not agreed upon, then the Meadowview Park/Meadowview Elementary School portion would have to be removed. Zoning Administrator Miller stated that Alderman Gehl is welcome to change his position on the conditions with further conversations

with stakeholders/staff prior to Common Council approval. Commissioner Bautch asked for Meadowview Park be removed from the list.

Zoning Administrator Miller advised that the Commissioners approve all of the parks so that when they move forward, the Common Council will have multiple options to choose from.

Chair Schreiber-Johnson reminded the Commissioners that it is up to the Aldermen to determine if they agree with the list of parks to be used for games and tournaments since they will be the ones who will likely receive feedback on the change in use.

Commissioner Theys stated that this goes to Common Council and it is ultimately up to them to decide what should or should not be included.

Chair Schreiber-Johnson asks for a motion.

- Secretary Beyer makes a motion that the Parks and Recreation Commission recommend to the Common Council language changes to the Athletic Field Rental Policy to allow games and other long-term ongoing activities to occur at the following parks:
  - Shepard Hills
  - Oak Leaf Park
  - South Hills Park
  - Johnstone Park/Cedar Hills Elementary with the following conditions:
    - That Cedar Hills Elementary School must approve the use of the school parking lot and their bathrooms, or allow for a port-a-john to be placed on the park grounds.
    - Only one (1) field to be used on the property at a time, up to two (2) games per week night, and six (6) games per weekend day.
    - Only games may be played at the park. No tournaments.
  - Meadowview Park/Meadowview Elementary School with the following conditions:
    - The School District and/or Bleacher Bunch pay for all upgrades to the field.
    - Meadowview Elementary School must approve the use of the school parking lot and their bathrooms, or allow for a port-a-john to be placed on the park grounds.

Krist seconded. All voted aye, except Commissioner Bautch and Commissioner Krist voted no. Motion carried.

**b) Amendment to Section 12.02 of the Municipal Code regarding the operation of remote- or radio-controlled toys or devices.**

Zoning Administrator Miller provided an overview of the proposal (see staff report for details).

Commissioner Krist asked why the changes in the language are needed.

Zoning Administrator Miller stated that there was only one (1) incident reported. There was someone driving a remote-control car in the park, and on a baseball field, which had caused

damage to the field. When they researched this situation, they found that the device was going around 60 miles per hour. This person did receive a citation for damage to property.

Zoning Administrator Miller read an email she received from Alderman Kurkowski supporting the removal of Section 12.02.

Chair Schreiber-Johnson asked for clarification as to why they are looking at the language after only one reported incident.

Zoning Administrator Miller explained that Parks Commission had three options: 1) Recommend removal of Section 12.02; 2) Recommend modification of the language to allow some remote-controlled vehicles; or 3) Recommend no change in the language of Section 12.02.

Commissioner Theil stated that no matter what the language will be, if someone thinks that someone else is doing something wrong, they are going to report it. The language is not going to stop anything from happening.

Chair Schreiber-Johnson asked for a motion.

Commissioner Krist makes a motion that there is no change in the language. Commissioner Theys seconded. All voted aye. Motion carried.

#### **4. New Business**

##### **a) Proposal for Consideration – Review of the RFP for the North Bluff Park Project.**

Zoning Administrator Miller provided an overview of the proposal (see staff report for details).

Chair Schreiber-Johnson needed clarification of what they are approving and are there any spending estimates or range they need to approve.

Zoning Administrator Miller stated that this information is not within the documents they have. They are there to approve the RFP language.

Chair Schreiber-Johnson asked for a motion.

Commissioner Krist makes a motion that the Parks and Recreation Commission approve the release of the RFP for the North Bluff Park Project. Secretary Beyer seconded. All voted aye. Motion carried.

##### **b) Proposal for Consideration – Name for Future Micro Park at 8430 S. Orchard Way.**

Zoning Administrator Miller provided an overview of the proposal (see staff report for details).

Zoning Administrator Miller stated that the street is called Orchard Way, the apartment complex is Orchard Hill and the neighborhood around the complex is Apple Creek. Zoning

administrator Miller suggested that the name should be something that ties the park to this area.

Chair Schreiber-Johnson clarified that they are to actually pick a name for this park. Chair Schreiber-Johnson suggested Orchard Creek as a take away of Oak Creek. Chair Schreiber-Johnson would like to see the name to include both the Apple Creek Neighbor and the Orchard Hills complex. Chair Schreiber-Johnson would like the name Micro in it so that others will understand that this is a smaller park.

Secretary Beyer suggested the name Apple Orchard, Apple Creek or Apple Orchard Micro Park.

Commissioner Bautch suggested Orchard Park

Commissioner Theil suggested they keep it simple like Orchard Way.

Chair Schreiber-Johnson makes a motion that the Parks and Recreation Commission approves Orchard Way Micro Park as the name for the public park at 8430 S. Orchard Way. Commissioner Theys seconded. All voted aye. Motion carried.

**c) Proposal for Consideration – Amendment to the Parks Commission Meeting Schedule**

Zoning Administrator Miller provided a list of proposed updated schedule for the Parks Commission 2022 Meeting Dates (see staff report for details).

The Commission talked as a group.

Commissioner Theys had some concerns with the meetings being the first week of each month, seeing that there are a lot of holidays that fall during the first week of the month.

Chair Schreiber-Johnson suggested Zoom meetings, which could help with meeting conflicts.

Zoning administrator Miller advised them that the Zoom option is only for recording purposes and that the City is not to use Zoom for holding meetings remotely.

Secretary Beyer suggested they go over each individual date and determine who would not make it. Zoning Administrator pointed out that the results of the discussion showed that the Commission would have a quorum during all meeting dates. Zoning Administrator also noted that if there is no quorum, the meeting may be rescheduled or the agenda items may be pushed to the next meeting date if they are not time sensitive.

Chair Schreiber-Johnson asked for a motion.

Secretary Beyer makes a motion that the Parks and Recreation Commission approves the amended meeting schedule for 2022 as presented. Commissioner Krist seconded. All voted aye. Motion carried.

**d) Informational Item – Project Updates.**

Zoning Administrator Miller provided an overview of the Informational items and opportunities to promote Oak Creek's Parks and Recreation. (see staff report for details).

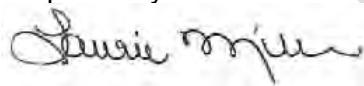
- **Willow Heights Volleyball Project:** The item will be heard at the April 19<sup>th</sup> Common Council meeting.
- **Ryan Business Park (Amazon) Neighborhood Park Project:** This project will be in an indefinite holding pattern until the neighborhood forms an HOA to facilitate the signing of the agreement to allow the City to take over outlot 1.
- **Abendschein Pavilion:** The Abendschein Biergarten project will now be known as the Abendschein Pavilion project. Staff anticipates a final design will be available for review at the May 5<sup>th</sup> Parks and Recreation meeting.
- **Orchard Hills Micro Park (Orchard Way Micro Park):** Contracts for equipment will be signed in the upcoming week. Site grading will occur in late-May/early June. Project is anticipated to be completed in mid-September.

This item was informational only and a vote was not required.

## 5. Adjournment

Commissioner Krist made a motion to adjourn the meeting. Commissioner Schreiber-Johnson seconded. All voted aye.

Prepared By:



Laurie Miller  
Zoning Administrator

Respectfully Submitted,

Anne Beyer  
OCPRF Secretary

## PARKS & RECREATION COMMISSION

<b>Agenda Item:</b>	Proposal for Consideration
<b>Proposed by:</b>	Patricia “Pug” Dillman
<b>Description:</b>	Discussion to accept donated wood carvings to be placed on trees in City Parks.
<b>Suggested Motions:</b>	For the Parks and Recreation Commission to accept the donation of wood carvings to be placed in (LOCATION TO BE DETERMINED BY THE COMMISSION).

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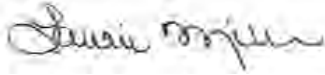
**Background:** Mrs. Patricia Dillman has offered to donate her wood carvings, known as woodspirits, to be placed on trees in our City Parks. Her carvings come in a variety of sizes, weight, and styles. The carvings will need to be mounted to the trees by using screws or nails. The carving colors will change to a grayish-color overtime to blend in with color of the tree bark. Please see the photos below. Mrs. Dillman is not requesting signage to be posted with her donations.



**Things to consider during the discussion:**

- Are woodspirits an appropriate form of art work to displayed in our parks?
- Which park(s) should the artwork be displayed?
- How many should be displayed in each park?
- What are the maintenance requirements/how long do they last?
- Does the Commission want the art work replaced if they are ruined/stolen?

Respectfully Submitted & Prepared By:

A handwritten signature in black ink, appearing to read "Laurie Miller". The signature is written in a cursive style with a large initial "L".

Laurie Miller  
Zoning Administrator





## PARKS & RECREATION COMMISSION

<b>Agenda Item:</b>	Proposal for Consideration - Abendschein Park Pavilion 50% plans and cost estimates
<b>Description:</b>	Review of the 50% Plans, renderings, updated schedule and cost estimates for the Abendschein Park Pavilion.
<b>Suggested Motions:</b>	That the Commission recommends that the plans for the Abendschein Park Pavilion be approved subject to Plan Commission and Common Council approval(s).

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**Background:** A small working group, consisting of select Parks and Recreation Commission members, Aldermen, and staff, have been working with Plunkett Raysich Architects, LLP (PRA) to formulate a design and layout of the Abendschein Pavilion (formerly known as the Biergarten).

The purpose of the Pavilion design was to create seasonal space for a biergarten, a community gathering/entertainment space, and rentable event space during the biergarten off-season. Since the last Parks and Recreation Commission review, the size of the Pavilion's interior space has been reduced and final finishes have been identified. The proposed Pavilion will contain 3,573 sq. ft. of enclosed space, 2,817 sq. ft. of covered space and a 775 sq. ft. trash enclosure. An additional 3,456 sq. ft. of outdoor patio seating space will be constructed along the west side of the Pavilion. The proposal also includes a small stage with a curved wall to be constructed west of the outdoor patio space. The exterior design of the Pavilion uses many materials reminiscent of the materials seen at the pavilion located at Lake Vista.

Even with the reduction in the overall size of the Pavilion, estimated costs have exceeded the original budget due to an increase in materials cost. Additionally, the project time schedule has been pushed back a few months. The Plan Commission will be reviewing the 75% drawings and updated costs at the May 24<sup>th</sup> Meeting and groundbreaking is anticipated to occur in September. The 50% drawings, renderings, updated project schedule, and cost estimate have been provided for you to review.

Respectfully Submitted & Prepared By:

Laurie Miller  
Planner/Zoning Administrator





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# CITY OF OAK CREEK

# ABENDSCHEIN PARK PAVILION



209 south water street, milwaukee, wisconsin 53204 t 414 359 3060  
 2310 crossroads drive, suite 2000, madison, wisconsin 53718 t 608 240 9900  
 1970 main street, suite 201, sarasota, florida 34236 t 941 444 8845  
 311 canyon wren drive, buda, texas 78610 t 512 649 5627

1311 E Drexel Ave, Oak Creek, WI 53154

## SHEET INDEX

### GENERAL

000 TITLE SHEET

### CIVIL

C1.0 DEMOLITION PLAN  
 C2.0 SITE PLAN  
 C3.0 GRADING AND EROSION CONTROL PLAN  
 C4.0 UTILITY PLAN

### LANDSCAPE

### ARCHITECTURAL

A075 ARCHITECTURAL SITE PLAN  
 A200 FIRST FLOOR PLAN  
 A210 ENLARGED PLANS  
 A220 ROOF PLANS  
 A230 FLOOR FINISHES PLANS  
 A300 REFLECTED CEILING PLANS  
 A400 EXTERIOR ELEVATIONS  
 A500 BUILDING SECTIONS  
 A501 WALL SECTIONS  
 A600 EXTERIOR DETAILS  
 A601 EXTERIOR DETAILS  
 A800 INTERIOR ELEVATIONS  
 A810 INTERIOR DETAILS  
 A890 ABBREVIATIONS, ROOM FINISH AND MATERIAL SCHEDULES  
 A891 DOOR SCHEDULE, DOOR TYPES, AND FRAME ELEVATIONS

### STRUCTURAL

S001 GENERAL NOTES & DESIGN CRITERIA  
 S002 STRUCTURAL SCHEDULES  
 S100 FOUNDATION PLAN  
 S200 ROOF FRAMING PLANS  
 S300 STRUCTURAL SECTIONS  
 S400 FOUNDATION DETAILS  
 S401 FOUNDATION DETAILS  
 S410 STRUCTURAL DETAILS  
 S420 STRUCTURAL DETAILS  
 S500 BRACE FRAME ELEVATIONS

### FIRE PROTECTION

FP000 GENERAL NOTES - FIRE PROTECTION  
 FP200 FIRST FLOOR FIRE PROTECTION  
 FP400 DETAILS

### PLUMBING

P000 GENERAL NOTES - PLUMBING  
 P001 SYMBOLS & ABBREVIATIONS  
 P100 UNDERFLOOR PLANS  
 P200 PLUMBING PLANS  
 P200 FOUNDATION PLAN  
 P201 FLOOR PLANS  
 P202 ROOF PLAN  
 P300 ROOF PLANS  
 P300 ISOMETRIC VIEWS  
 P400 ROOF PLANS  
 P400 DETAILS  
 P500 ENLARGED VIEWS  
 P500 SCHEDULES  
 P501 SCHEDULES  
 P600 SECTIONS VIEWS  
 P700 SCHEMATIC VIEWS  
 P800 DETAILS  
 P900 SCHEDULES  
 PC100 CONTROLS  
 PD100 DEMOLITION PLANS

### MECHANICAL

M001 SYMBOLS & ABBREVIATIONS  
 M100 HVAC PLANS  
 M200 PIPING PLANS  
 M300 ENLARGED VIEWS  
 M400 SECTION VIEWS  
 M500 SCHEMATIC VIEWS  
 M600 DETAILS  
 M700 SCHEDULES  
 M800 CONTROLS  
 MD100 DEMOLITION PLANS

### ELECTRICAL

E100 Site Plan Electrical  
 E200 First Floor Plan - Lighting & Power  
 E300 Details

## PROJECT INFORMATION

PROJECT DATE: 04-19-22  
 PRA PROJECT NUMBER: 210180-01  
 DRAWING SET: 50% CONSTRUCTION DOCUMENTATION

### APPLICABLE CODES AND ZONING

2018 WISCONSIN COMMERCIAL BUILDING CODE (SPS 361-366)  
 2015 INTERNATIONAL BUILDING CODE  
 ASSEMBLY OCCUPANCY, GROUP A-2

ZONING: CITY OF OAK CREEK ORDINANCES

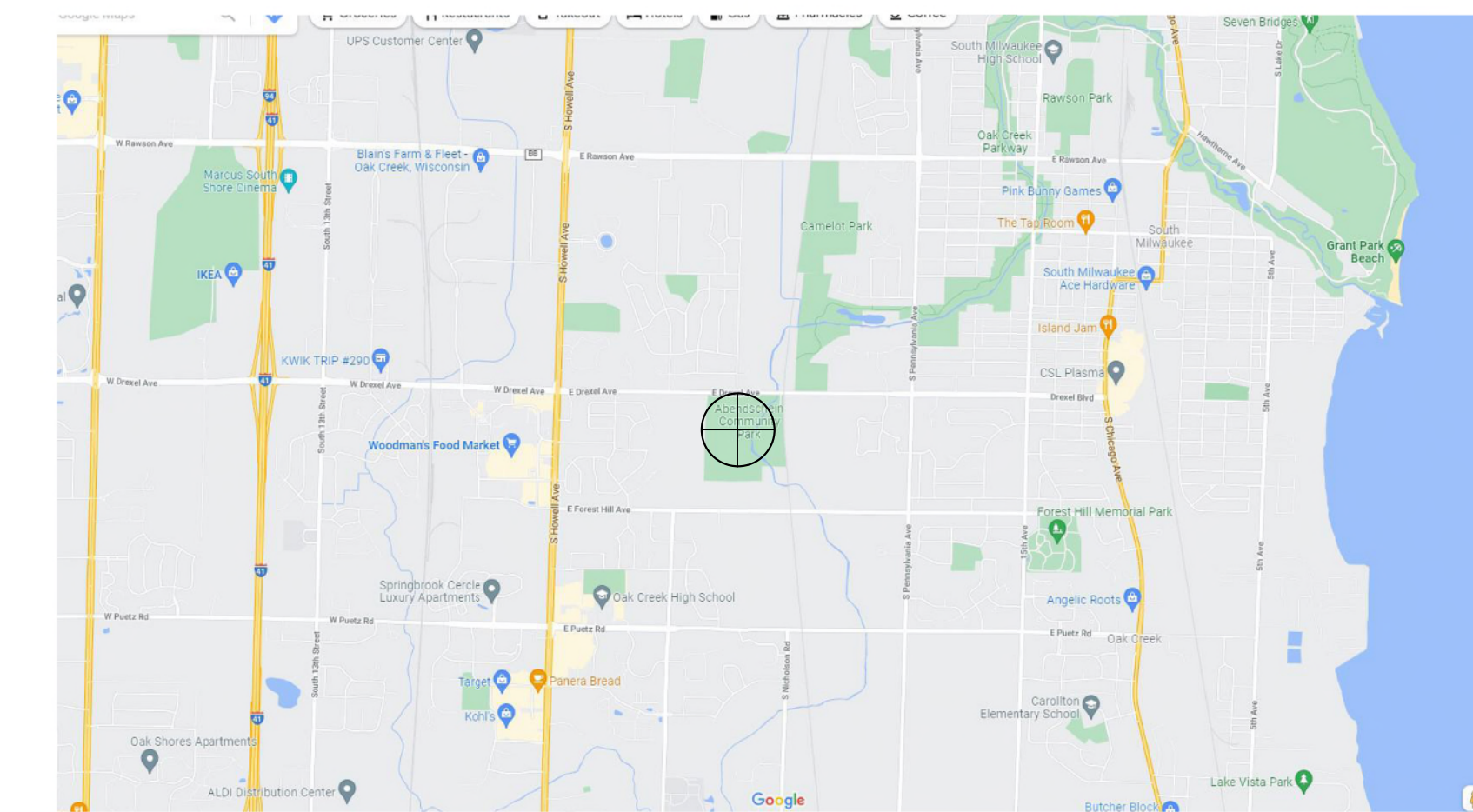
### CONSTRUCTION CLASSIFICATION

NEW CONSTRUCTION  
 TYPE OF CONSTRUCTION, TYPE IIB - SPRINKLERED

### BUILDING AREA

OVERALL FOOTPRINT	7,164 SF
ENCLOSED SPACE	
FIRST FLOOR	3,573 SF
COVERED SPACE	
FIRST FLOOR	2,817 SF
TRASH ENCLOSURE	
FIRST FLOOR	775 SF
<b>BUILDING TOTAL</b>	<b>7,164 SF</b>

## PROJECT LOCATION



## PROJECT TEAM

**CIVIL**  
 JSD PROFESSIONAL SERVICES (UNDER SEPARATE CONTRACT)  
 TEL(262) 513-0666  
 justin.johnson@jsdinc.com

**LANDSCAPE**  
 JSD PROFESSIONAL SERVICES (UNDER SEPARATE CONTRACT)  
 TEL(262) 513-0666  
 kevin.byrne@jsdinc.com

**STRUCTURAL**  
 PIERCE ENGINEERS  
 TEL(414) 278-6060  
 spfeil@piercingengineers.com

**FIRE PROTECTION** DESIGN / BUILD  
 MSA PROFESSIONAL SERVICES, INC.  
 TEL(920) 894-7800  
 jmonk@msa-ps.com

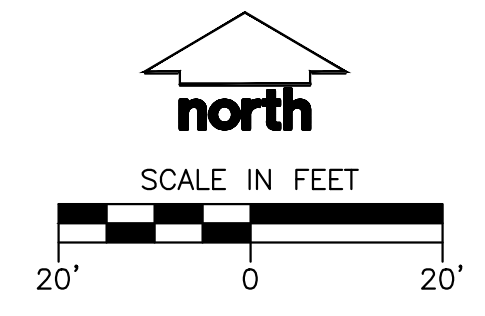
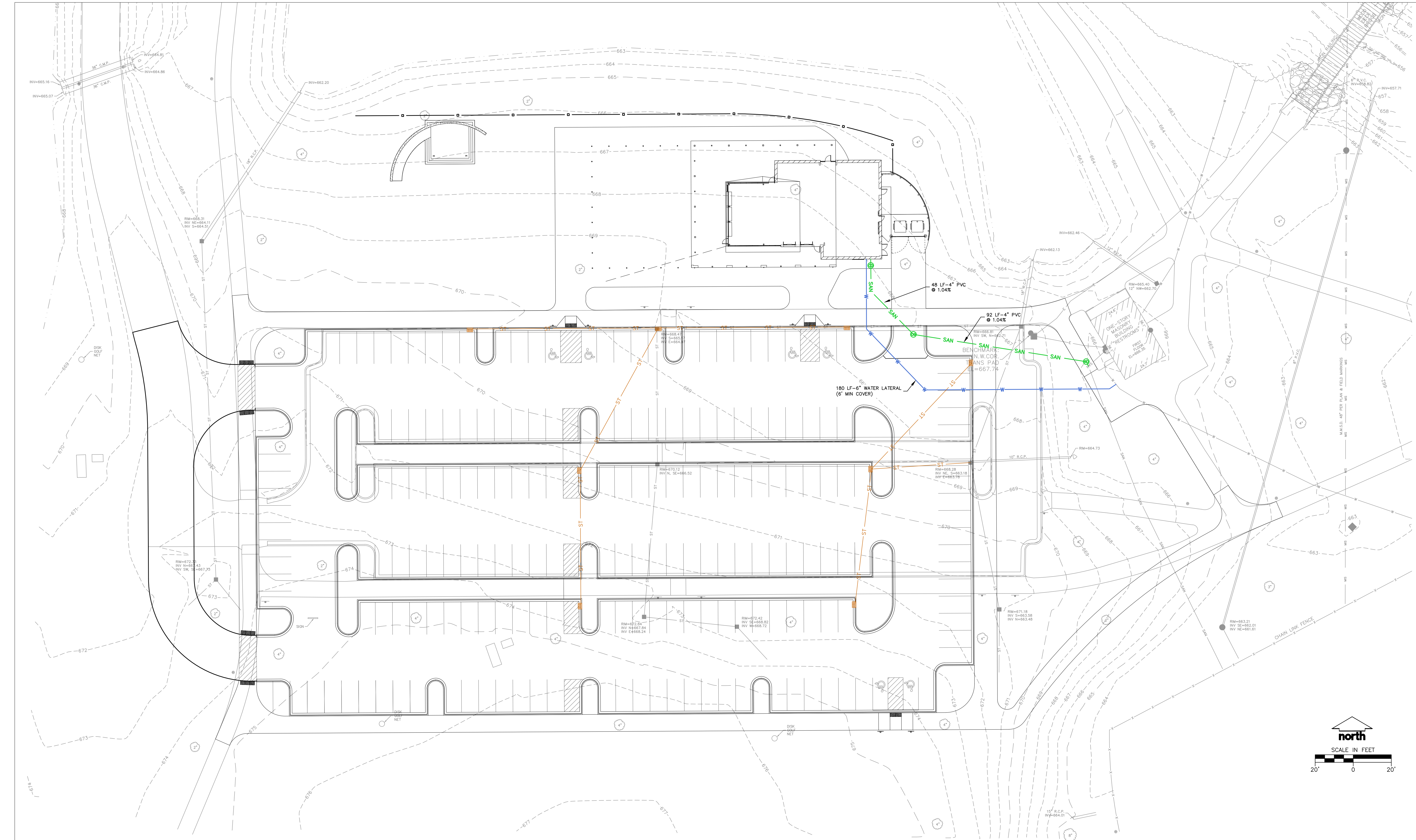
**PLUMBING**  
 MSA PROFESSIONAL SERVICES, INC.  
 TEL(920) 894-7800  
 jmonk@msa-ps.com

**MECHANICAL**  
 MSA PROFESSIONAL SERVICES, INC.  
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 ksorensen@msa-ps.com

**ELECTRICAL**  
 MSA PROFESSIONAL SERVICES, INC.  
 TEL(920) 894-7800  
 mpasineau@msa-ps.com



**NOTICE REGARDING DRAWINGS:** FOR CONVENIENCE OF REFERENCE, THE DRAWINGS PREPARED BY THE UNDERSIGNED ARCHITECT HAVE BEEN BOUND TOGETHER WITH DRAWINGS PREPARED BY OTHER PERSONS OR FIRMS HIRED DIRECTLY BY THE DESIGN-BUILDER OR OWNER AND NOT UNDER THE DIRECTION OR CONTROL OF THE ARCHITECT. THE DRAWINGS PREPARED BY THE ARCHITECT CAN BE IDENTIFIED BY THE ARCHITECT'S TITLE BLOCK ON EACH INDIVIDUAL DRAWING FOR WHICH IT IS RESPONSIBLE. THE OTHER DRAWINGS ARE THE SOLE RESPONSIBILITY OF THEIR RESPECTIVE PREPARERS.



**LEGEND**

- PROPERTY LINE
- - - RIGHT-OF-WAY
- - - EASEMENT LINE
- ▬ BUILDING OUTLINE
- ▬ STANDARD CURB AND GUTTER
- ▬ REJECT CURB AND GUTTER
- ST — STORM SEWER
- SAN — SANITARY LATERAL
- W — WATERMAIN
- SF — SILT FENCE
- ⊙ INLET PROTECTION

DRAWING BY: YJ 4/5/2022 2:56:41 PM

**NOT FOR CONSTRUCTION**  
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DESIGN DEVELOPMENT  
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DATE: 04-12-22  
JOB NO.: 210180-01  
SHEET NO.:

C4.0

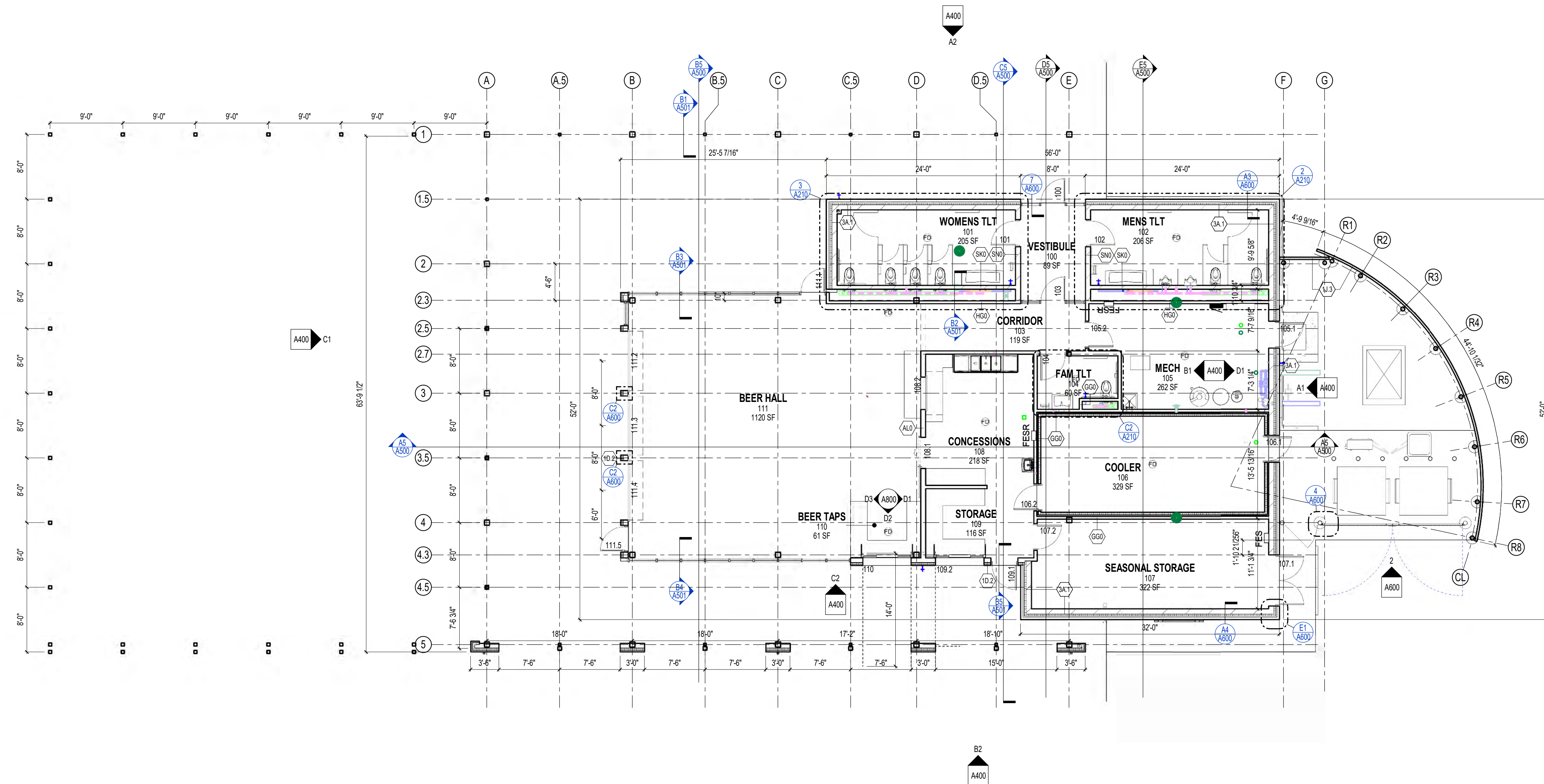
CITY OF OAK CREEK  
ABENDSCHEIN PARK PAVILION  
1311 E Drexel Ave, Oak Creek, WI 53154



MILWAUKEE REGIONAL OFFICE  
1225 W. WISCONSIN AVENUE, SUITE 100  
MILWAUKEE, WISCONSIN 53102  
P. 262.513.0666

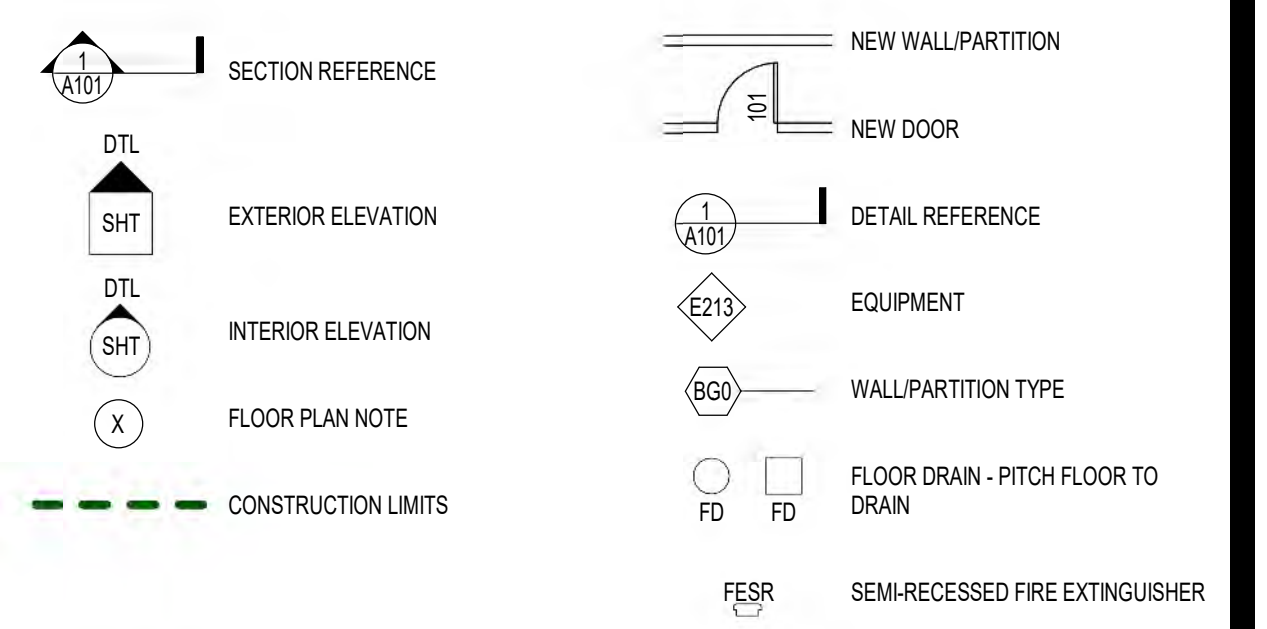


2200 Park Street, Suite 200, Wauwatosa, WI 53226  
2100 Commonwealth Drive, Suite 200, Madison, WI 53718  
1975 Main Street, Suite 201, Menomonie, WI 54751  
2111 Regent Street, Suite 200, Neenah, WI 54956



NORTH  
01 - FIRST FLOOR PLAN  
1/8" = 1'-0"

**FLOOR PLAN SYMBOLS LEGEND**



**FLOOR PLAN GENERAL NOTES**

- A. DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED WALL TO FACE OF FINISHED WALL (NOMINAL).
- B. VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE. PORTIONS OF EXISTING CONSTRUCTION MAY HAVE BEEN REMOVED BY OWNER.
- C. MAINTAIN CONTINUOUS UTILITY SERVICE TO ALL SPACES IN THE BUILDING NOT AFFECTED BY THIS WORK. COORDINATE WITH OWNER ANY DISRUPTION IN SERVICES REQUIRED TO PERFORM WORK OR TO MODIFY EXISTING PIPING, DUCTWORK OR ANY ASSOCIATED EQUIPMENT.
- D. CONTRACTOR TO VERIFY FLOOR TO FLOOR HEIGHTS.

**GYPSUM BOARD PARTITIONS GENERAL NOTES**

- A. ALL GYPSUM BOARD PARTITIONS SHALL BE (ACG) UNLESS OTHERWISE NOTED ON FLOOR PLAN.
- B. GYPSUM BOARD PARTITION DIMENSIONS ON FLOOR PLAN ARE BASED ON FACE OF FINISHED PARTITION TO FACE OF FINISHED PARTITION (NOMINAL).
- C. REFER TO GYPSUM BOARD SPECIFICATION FOR LOCATION AND TYPE(S) OF GYPSUM BOARD MATERIAL REQUIRED.
- D. EXTEND ALL GYPSUM BOARD PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF PARTITION AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL -1-.
- E. EXTEND GYPSUM BOARD PARTITIONS X" ABOVE FINISH CEILING. REFER TO REFLECTED CEILING PLAN FOR PARTITIONS THAT EXTEND TO UNDERSIDE OF DECK ABOVE INDICATED WITH SHADDED WALLS. AT METAL DECK CONSTRUCTION ABOVE PROVIDE SLIP JOINT BETWEEN TOP OF WALL AND UNDERSIDE OF METAL DECK / STRUCTURAL STEEL MEMBER ABOVE. REFER TO DETAIL -1-.

**MASONRY PARTITIONS GENERAL NOTES**

- A. MASONRY PARTITIONS INDICATED WITH THE FOLLOWING HATCH PATTERN:
- B. ALL MASONRY PARTITIONS SHALL BE 8" CONCRETE BLOCK UNLESS OTHERWISE NOTED OR DIMENSIONED. REFER TO FLOOR PLAN FOR PARTITION THICKNESS.
- C. EXTEND CONCRETE BLOCK PARTITIONS FULL HEIGHT TO UNDERSIDE OF STEEL DECK ABOVE (OR PRECAST PLANK ABOVE IF APPLICABLE). REFER TO DETAIL -1- PROVIDE HORIZONTAL MASONRY JOINT REINFORCEMENT AT 16" OC VERTICALLY. REFER TO STRUCTURAL DRAWINGS FOR VERTICAL REINFORCEMENT REQUIREMENTS.

**EXTERIOR WALL TYPES**

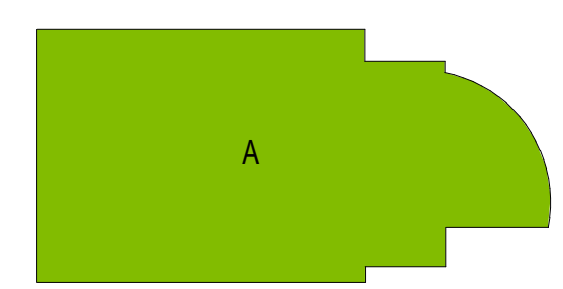
MARK	ASSEMBLY DESCRIPTION
101	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT LAP SIDING, WEATHER BARRIER, 3" NAIL BASE INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
102	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT LAP SIDING, WEATHER BARRIER, 3" NAIL BASE INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
111	PANEL WALL SYSTEM CONSISTING OF 1-1/2" METAL PANEL, 7/8" HAT CHANNEL, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 5/8" EXTERIOR GYPSUM SHEATHING, 6" GALVANIZED COLD FORMED STEEL STUDS (REFER TO STRUCTURAL DRAWINGS FOR GAUGE) AND ONE LAYER 5/8" GYPSUM BOARD AT INTERIOR FACE.
113	COLD FORMED GALVANIZED STEEL C-CHANNEL CLAD WITH ARCHITECTURAL METAL PANEL.
3A.1	MASONRY CAVITY WALL CONSISTING OF 4" FACE BRICK, AIR SPACE, 3" RIGID INSULATION, SPRAY APPLIED AIR AND VAPOR BARRIER SYSTEM ON 8" CONCRETE MASONRY UNIT BACK-UP WALL WITH ADJUSTABLE (TWO-PIECE) HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING). PROVIDE CAVITY DRAINAGE MATERIAL, FLASHING, CAVITY WEEPVENTS @ 24" OC AND MASONRY EXPANSION AND CONTROL JOINTS. COMPARTMENTALIZE THE CAVITY AND PROVIDE CAVITY WEEPVENTS AT TOP/BOTTOM OF CAVITY. REFER TO DETAIL XXXXXX.
3D.5	FIBER CEMENT CLAD WALL CONSISTING OF FIBER CEMENT LAP SIDING (EDIT FOR OTHER MATERIAL), ON 2x4 WOOD FLOORING @ 16" OC, WEATHER BARRIER ON XX" CONCRETE MASONRY UNIT WALL, (EDIT FOR OTHER MATERIAL) PROVIDE HORIZONTAL MASONRY JOINT REINFORCING @ 16" OC (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED VERTICAL REINFORCING).

**INTERIOR PARTITION TYPES**

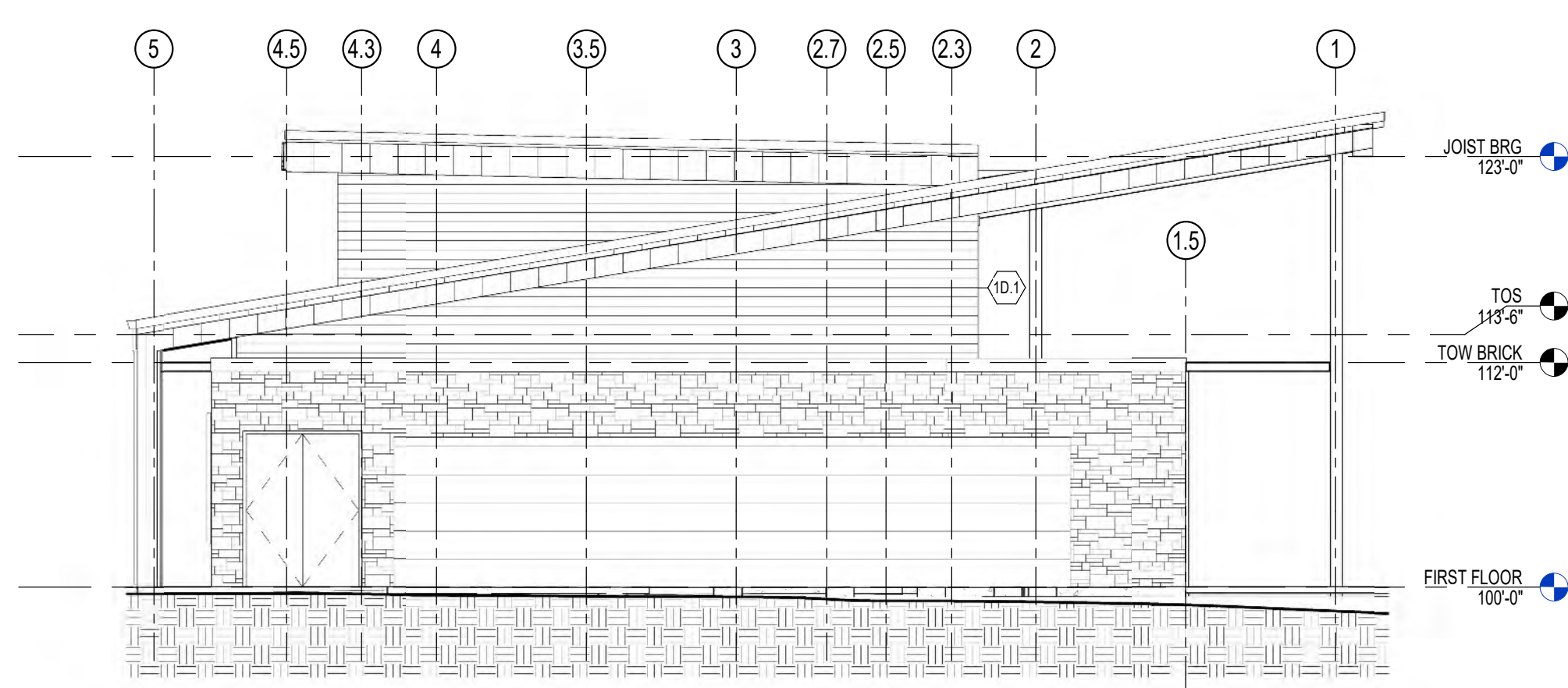
MARK	ASSEMBLY DESCRIPTION	FIRE RATING	UL	INSULATION
A00	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-	-	-
A10	6" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD @ EACH FACE.	-	-	-
G00	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-	-	-
H00	2-1/2" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD.	-	-	FULL WIDTH SOUND
H20	3-5/8" STEEL STUDS @ 16" OC ONE LAYER 5/8" GYPSUM BOARD, INSULATION SUPPORT WIRE (ON CHASE SIDE).	-	-	3-1/2" THERMAL
S00	6" CONCRETE MASONRY UNITS	-	-	-
S10	8" CONCRETE MASONRY UNITS	-	-	-

**FLOOR PLAN NOTES**

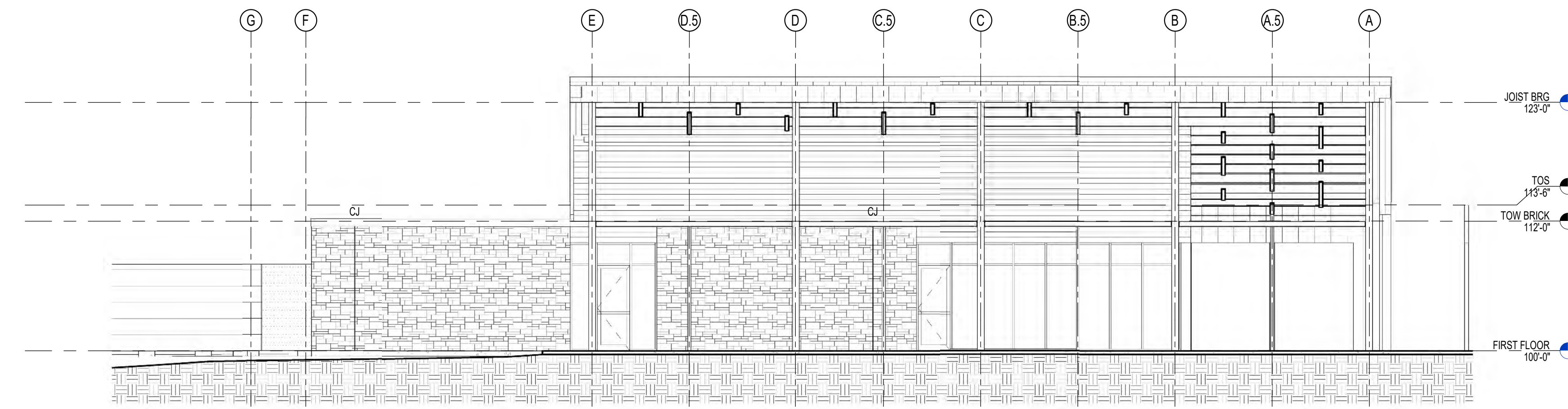
MARK	DESCRIPTION
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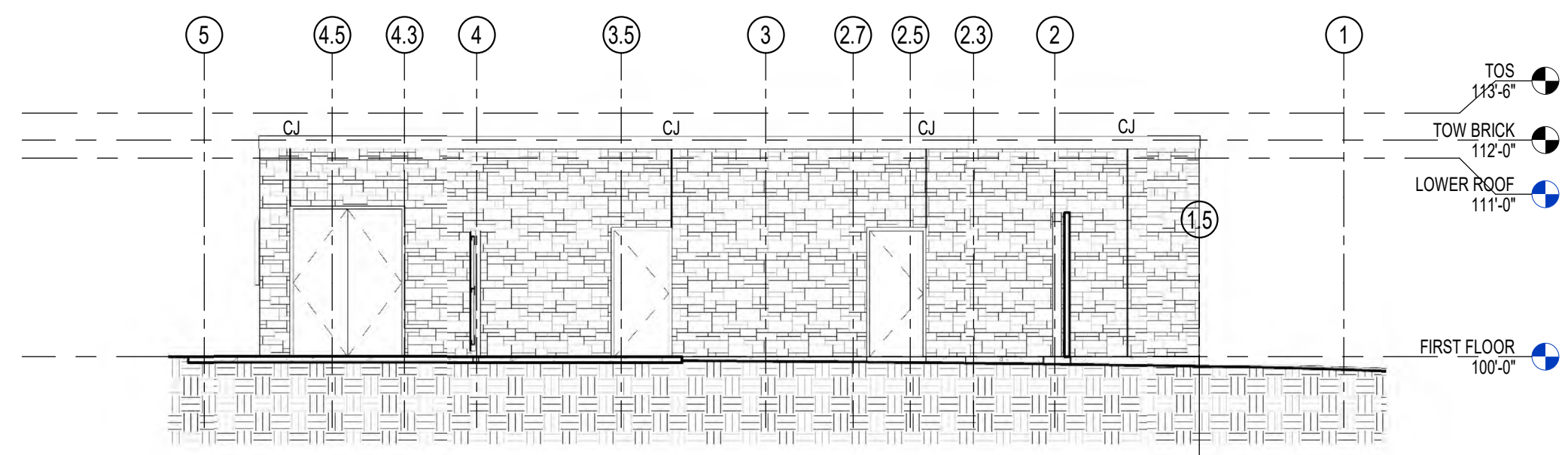
KEY PLAN



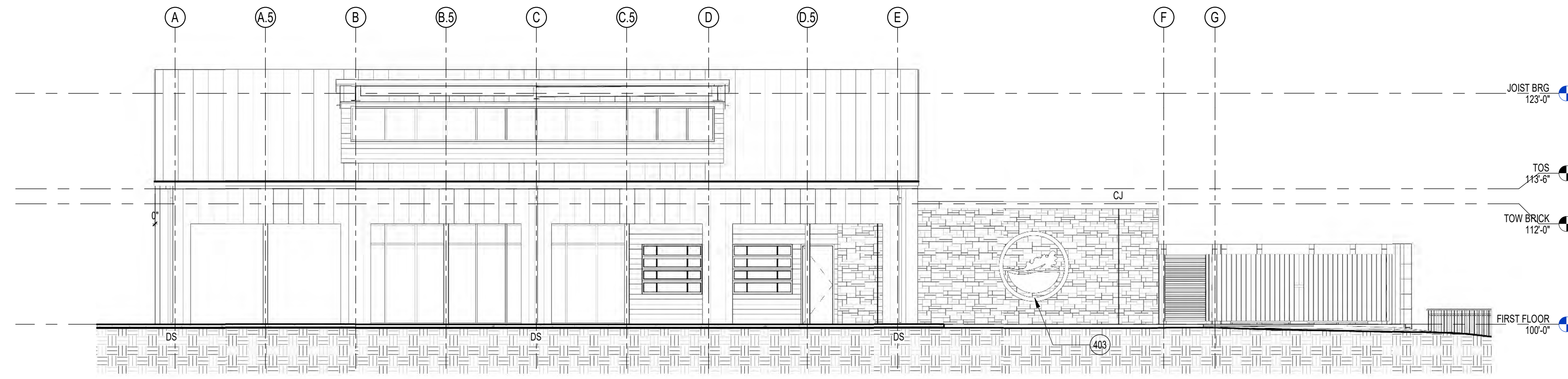
**A1 EAST ELEVATION - TRASH ENCLOSURE**  
1/8" = 1'-0"



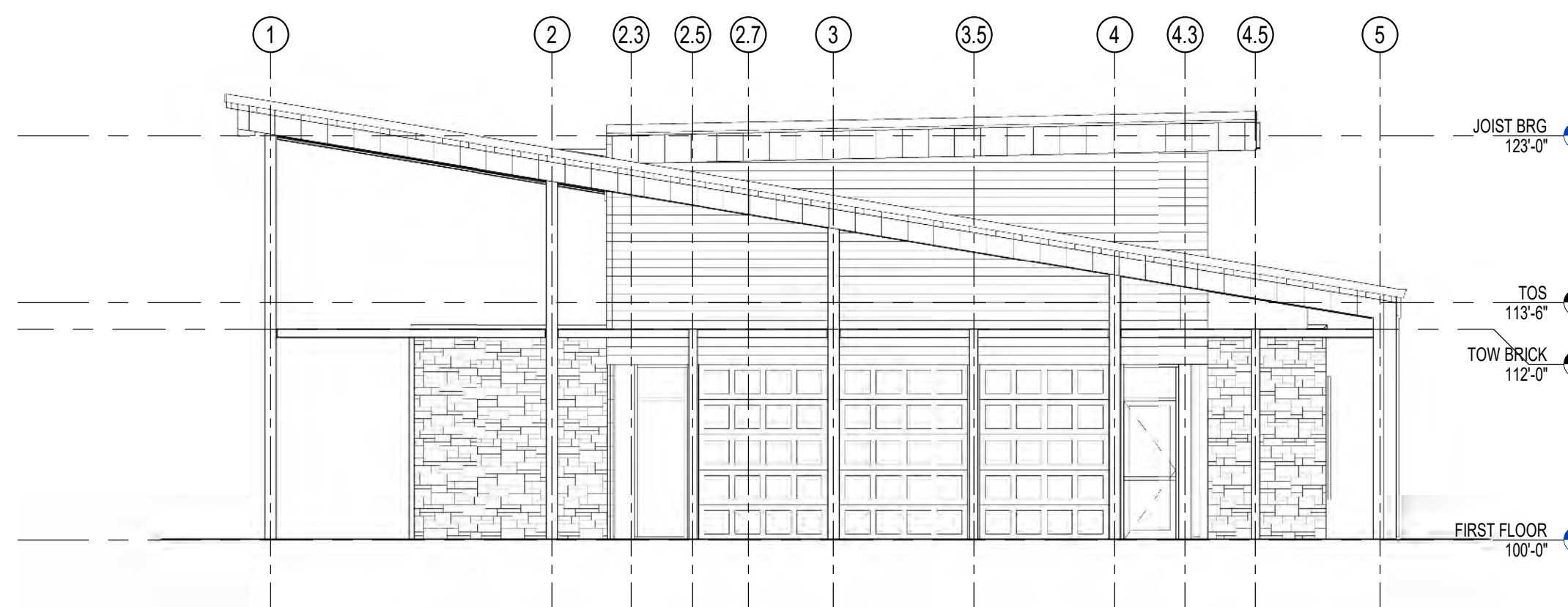
**A2 NORTH ELEVATION**  
1/8" = 1'-0"



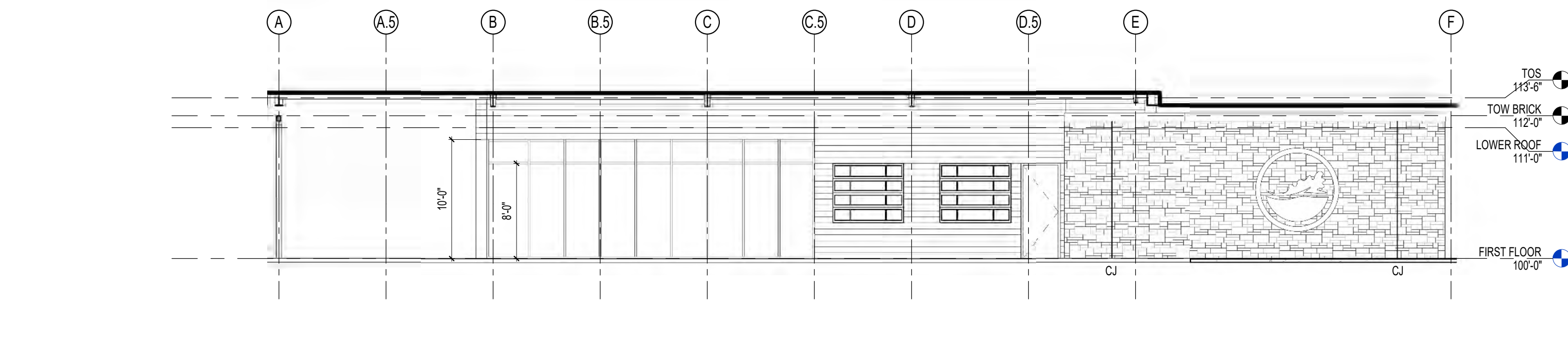
**B1 EAST ELEVATION BUILDING**  
1/8" = 1'-0"



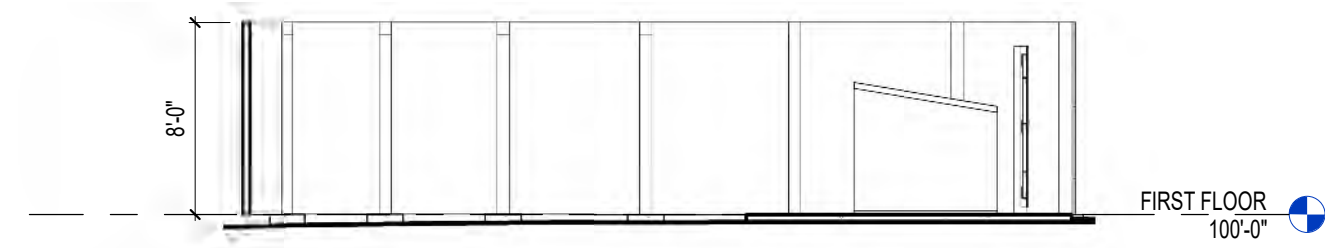
**B2 SOUTH ELEVATION**  
1/8" = 1'-0"



**C1 WEST ELEVATION**  
1/8" = 1'-0"



**C2 SOUTH ELEVATION BELOW OVERHANG**  
1/8" = 1'-0"



**D1 TRASH ENCLOSURE METAL PANEL WALL**  
1/8" = 1'-0"

**EXTERIOR ELEVATIONS SYMBOLS LEGEND**

- SECTION REFERENCE
- ELEVATION NOTE
- DETAIL REFERENCE
- WINDOW TYPE
- CONSTRUCTION KEYNOTE

**EXTERIOR FINISH PATTERNS**

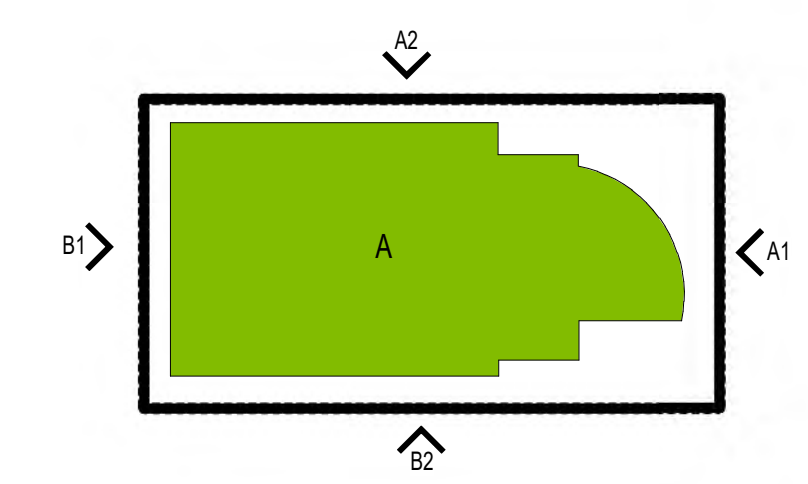
- STONE
- METAL PANEL
- SIDING

**EXTERIOR ELEVATIONS GENERAL NOTES**

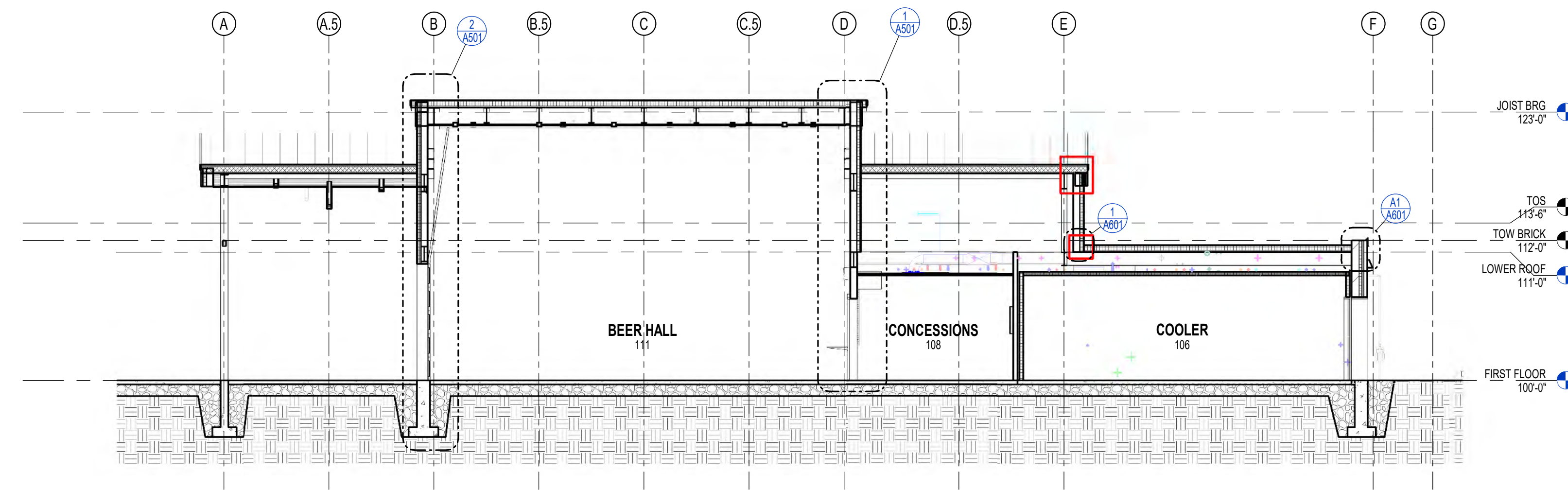
- A. PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT MASONRY COLOR
- B. TRIM ALL EXTERIOR LIGHTING FIXTURES, OUTLETS, HOSE BIBBS AND ALL OTHER SIDING PENETRATIONS WITH 1X4 FIBER CEMENT TRIM (TYP.)
- C. REFER TO SHEET A891 FOR WINDOW FRAME ELEVATIONS
- D. SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.
- E. FIBER CEMENT COLOR TO BE ...

**EXTERIOR ELEVATION NOTES**

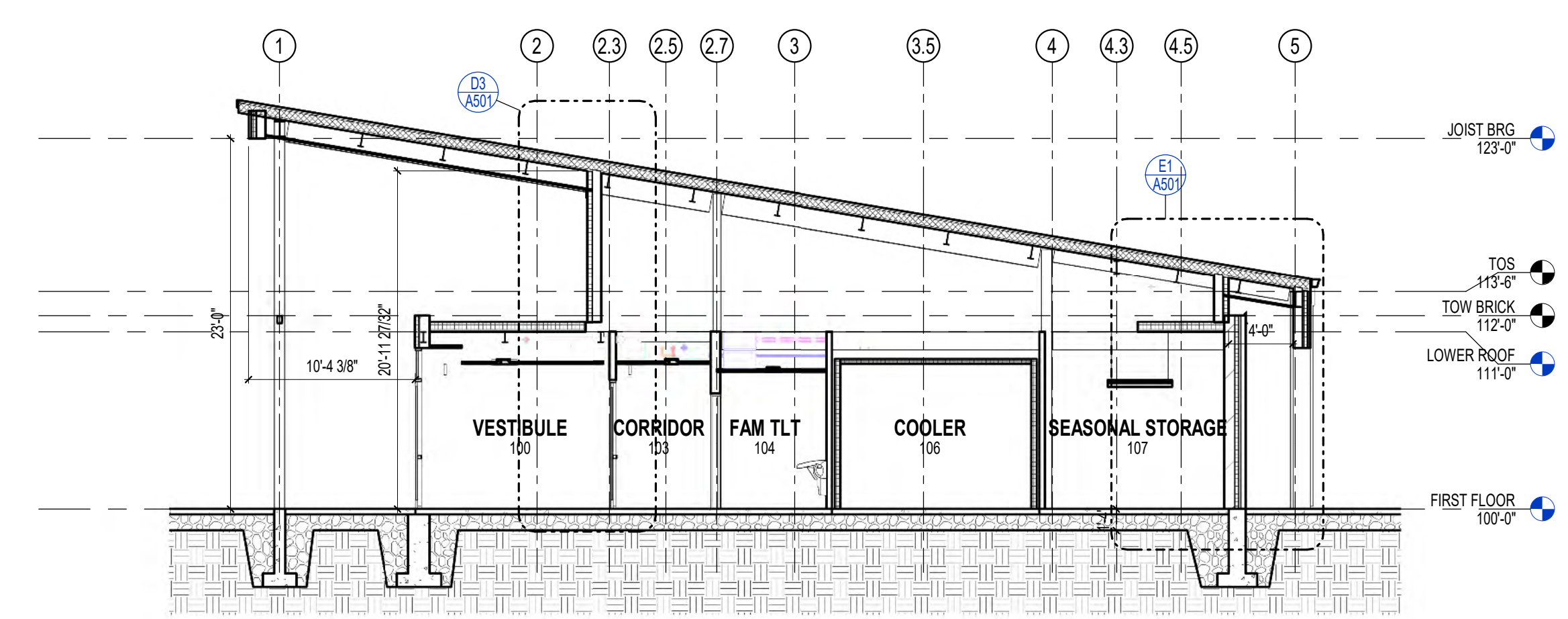
MARK	DESCRIPTION
403	BACKLIT SIGN, CONFIRM DESIGN WITH OWNER



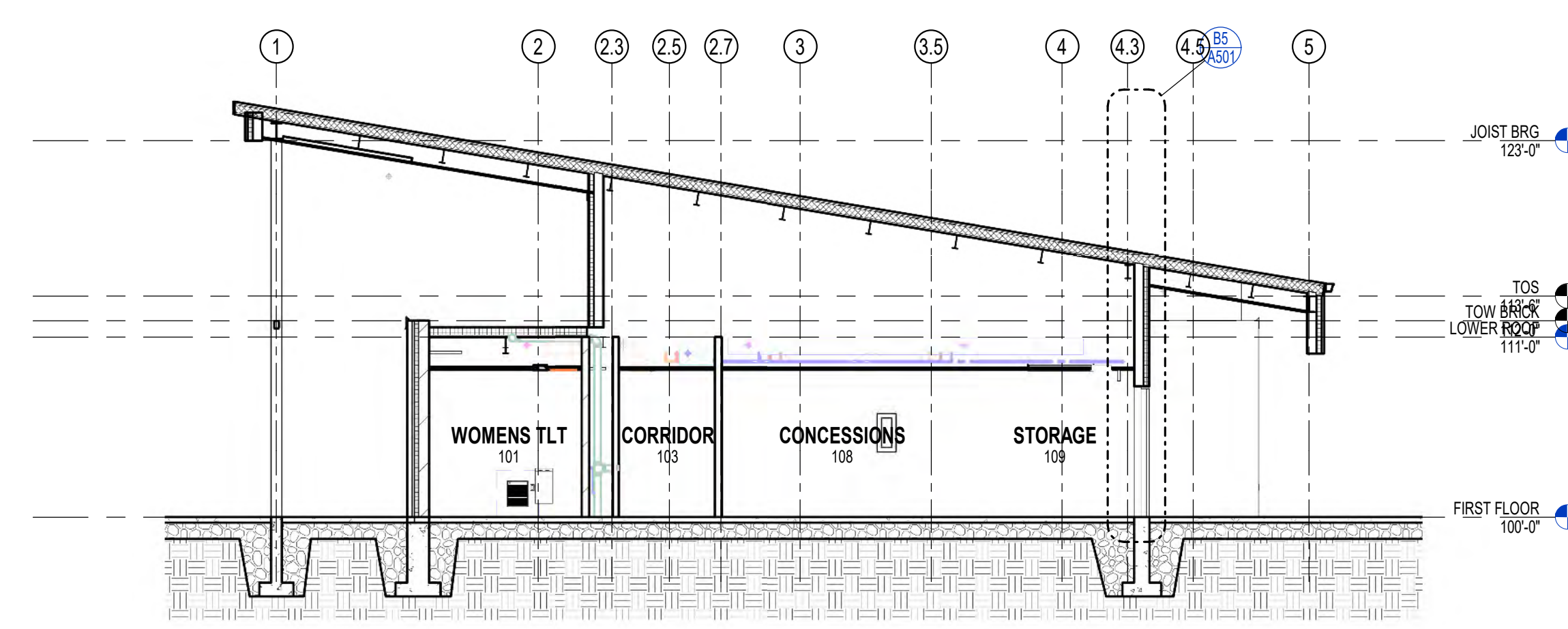
**KEY PLAN**



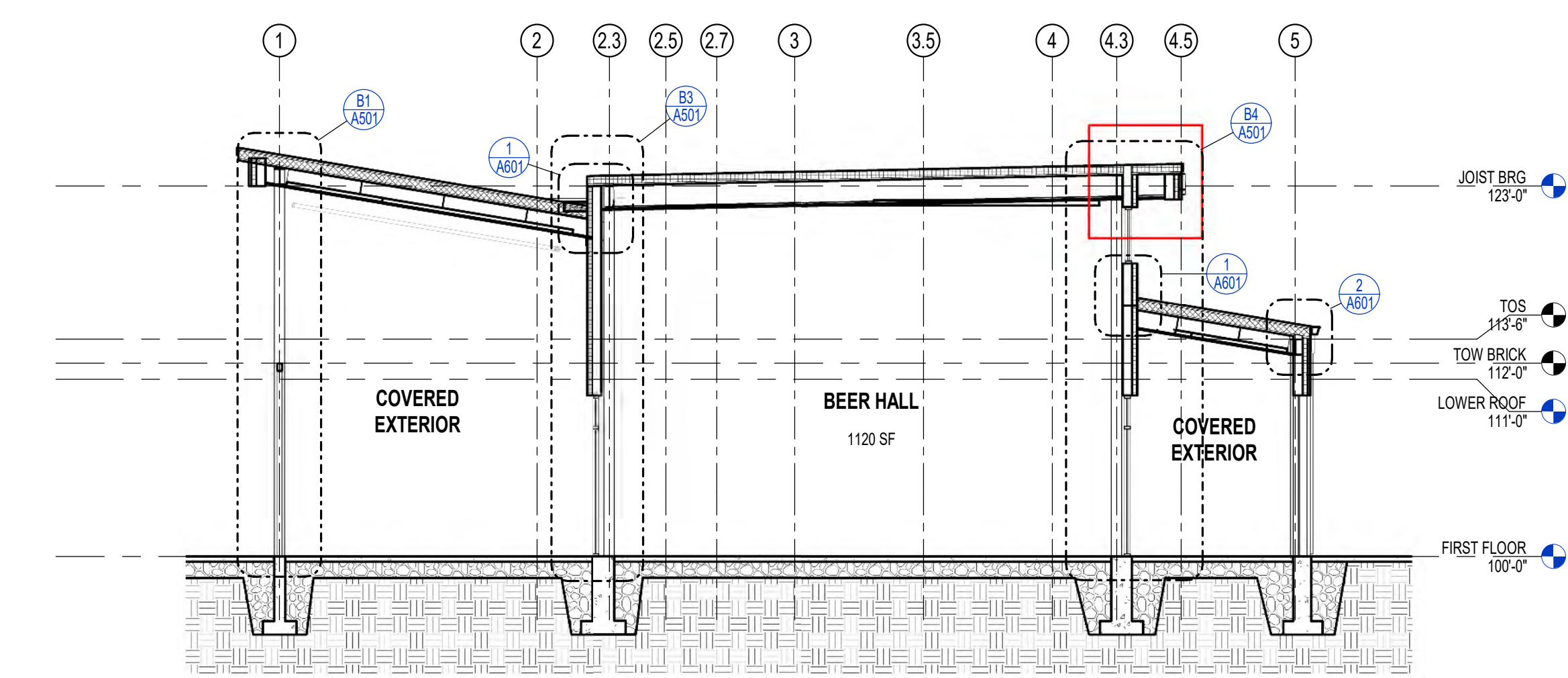
A5 Section 5  
1/8" = 1'-0"



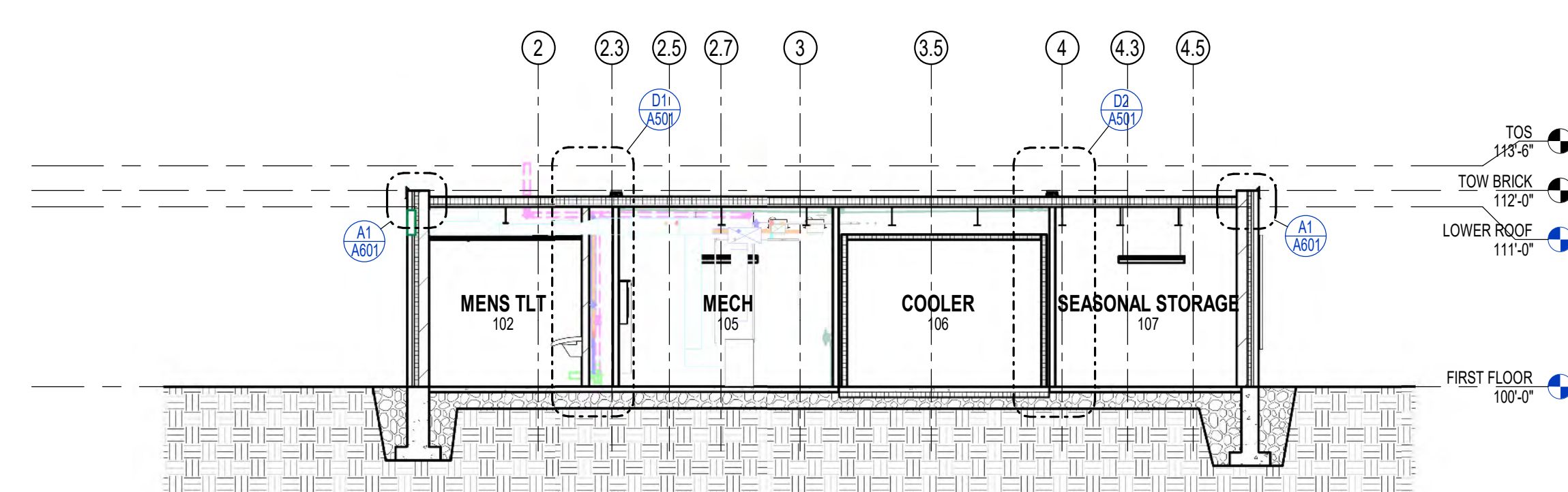
D5 Section 3  
1/8" = 1'-0"



C5 Section 2  
1/8" = 1'-0"

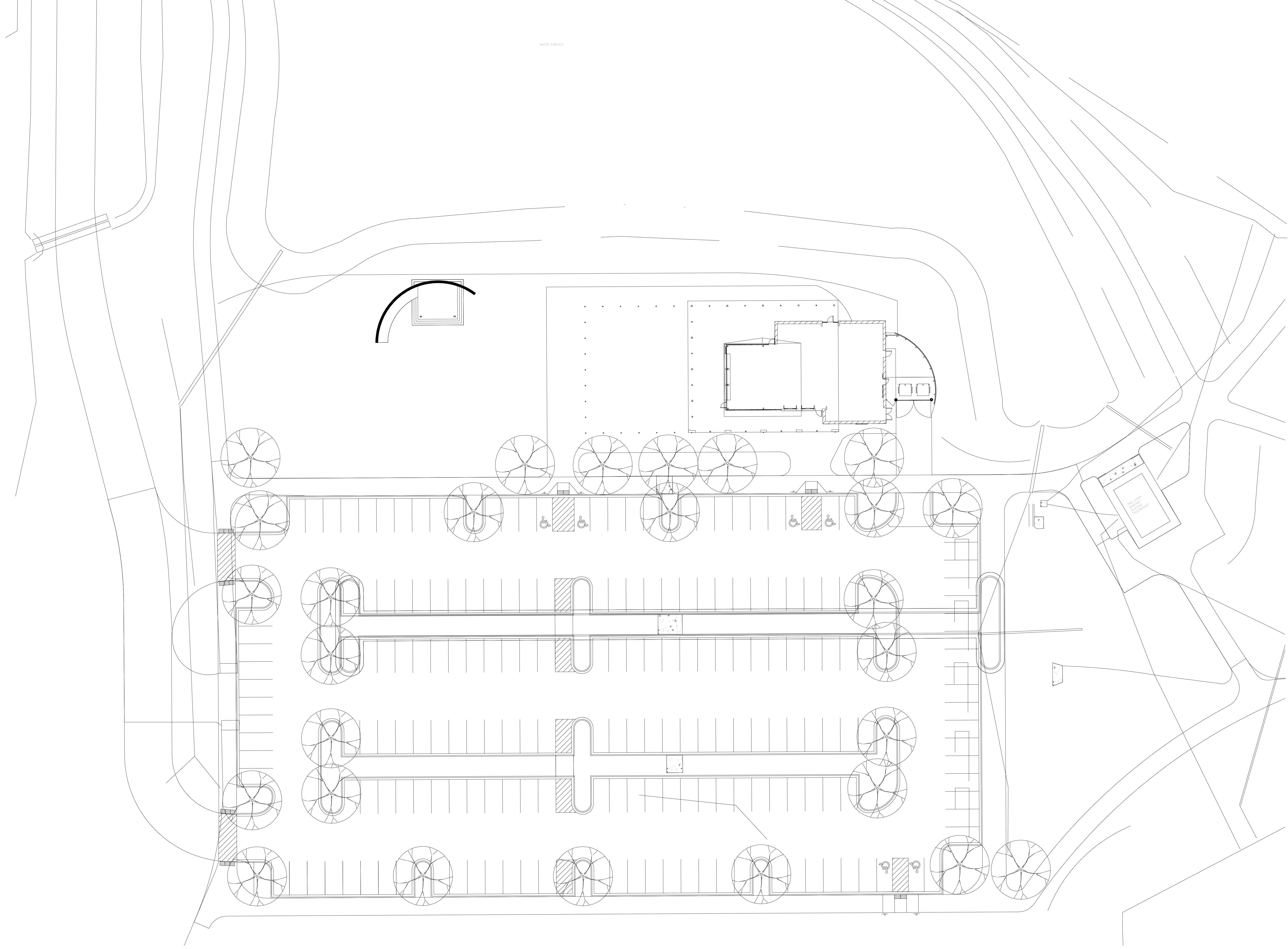


B5 Section 1  
1/8" = 1'-0"



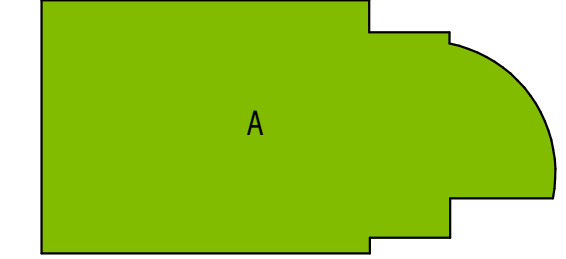
E5 Section 4  
1/8" = 1'-0"





NORTH  
 SITE PLAN ELECTRICAL  
 1" = 20'-0"

ELECTRICAL SHEET LIST	
Sheet Number	Sheet Name
E100	Site Plan Electrical
E200	First Floor Plan - Lighting & Power
E300	Details



KEY PLAN

**NOT FOR CONSTRUCTION**  
 © 2022 PLUNKETT RAYSICH ARCHITECTS, LLP

PROGRESS SET  
 BID PACKAGE:  
 DATE: 04-19-2022  
 JOB NO: 210190-01  
 SHEET NO:

E100

REVISIONS:  
 CITY OF OAK CREEK  
 ABENDSCHEIN PARK PAVILION  
 1311 E Drexel Ave, Oak Creek, WI 53154

ENGINEERING DESIGN BY  
**MSA pro**  
 ARCHITECTS, LLP  
 (800) 362-4505 • www.msa-ps.com  
 PLUNKETT RAYSICH  
 ARCHITECTS, LLP  
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**Abendschein Park Pavilion, Oak Creek, Wisconsin  
 Design Development Probable Cost Estimate  
 April 25, 2022**

<b>Division 02-Existing Conditions</b>	\$ 0
02 41 19 Not Applicable - Site demolition in Division 32	
<b>Division 03 Concrete</b>	\$ 21,000
03 30 00 Cast-in-Place Concrete Foundations and building floor slabs	
<b>Division 04-Masonry</b>	\$ 120,000
04 20 00 Unit Masonry	
04 43 00 Anchored Stone Masonry Veneer	
<b>Division 05-Metals</b>	\$ 118,000
05 12 00 Structural Steel Framing	
05 31 00 Steel Decking	
05 40 00 Cold-Formed Metal Framing	
05 50 00 Metal Fabrications	
05 73 00 Pre- assembled Aluminum Railing Systems	
<b>Division 06 Wood, Plastics and Composites</b>	\$ 74,000
06 10 00 Miscellaneous Carpentry	
06 16 00 Sheathing	
06 40 00 Architectural Woodwork	
<b>Division 07 Thermal and Moisture Protection</b>	\$ 106,000
07 21 00 Thermal Insulation	
07 21 1 Open-Cell Foamed in Place Insulation	
7 27 25 Air and Vapor Barrier	
07 46 45 Fiber-cement siding	
07 53 25 EPDM Membrane Roofing	
07 61 00 Sheet Metal Roofing	
07 62 00 Sheet Metal Flashing & trim	
07 92 00 Joint Sealants	



209 south water street milwaukee, wisconsin 53204 414 359 3060  
 2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900  
 1970 main street suite 201 sarasota, florida 34236 941 444 8845  
 311 canyon wren drive buda, texas 78610 512 649 5627

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Partners: Michael Bahr, Kevin Broich, Michael Brush, Gregg Golden, John Holz, Devin Kack, Nicholas Kent, Steven Kieckhafer, Scott Kramer, Jason Puestow, Larry Schneider, Michael Sobczak

<b>Division 08 Openings</b>	\$ 187,000
08 11 13 Hollow Metal Doors and Frames	
08 14 15 Architectural Flush Wood Doors	
08 33 23 Overhead Coiling Doors	
08 36 13 Sectional Doors	
08 41 13 Aluminum framed entrances and storefronts	
08 71 00 Door Hardware	
08 80 00 Glazing	
<b>Division 09 Finishes</b>	\$ 122,000
09 21 18 Gypsum Board Assemblies	
09 30 00 Tiling	
09 51 00 Acoustical Ceilings	
09 54 23 Linear Metal Ceilings	
09 65 00 Resilient Flooring	
09 91 00 Painting	
<b>Division 10 Specialties</b>	\$ 23,000
10 00 10 Miscellaneous Specialties including code required signage	
10 21 15 Solid Plastic Toilet Compartments	
10 28 13 Toilet Accessories	
<b>Division 11 Equipment</b>	\$ 8,000
11 31 00 Appliances (Walk-in cooler placed in items added to project scope)	
<b>Division 12 Furnishings</b>	\$ 14,000
12 24 00 Window Shades (manual)	
<b>Division 13 Special Construction</b>	\$ 57,000
13 10 00 Specialty Fencing (equipment yard and below grade structure)	
<b>Division 14 Conveying Equipment</b>	\$ 0
Not used	
<b>Division 21 Fire Suppression</b>	\$ 0
Included in section of items added in Design Development phase of design	
<b>Division 22 Plumbing</b>	\$ 130,452
<b>Division 23 Heating, Ventilating, Air-Conditioning (HVAC)</b>	\$ 99,900



**Division 25 Integrated Automation**

Wi-Fi listed as cost not included in Design Development Budget \$ 0  
 Cost of Temperature Controls included in Division 23 (HVAC)

**Division 26 Electrical**

\$ 149,895

**Division 28 Electronic Safety and Security**

\$ 9,000

**Division 31 Earthwork**

\$ 68,915

31 20 00 Earth Moving  
 As it relates to the Pavilion and immediate adjacent site areas

**Division 32 Exterior Improvements**

\$ 191,082

32 12 16 Specialty pavements  
 32 13 13 Concrete Paving  
 32 13 75 Pavement Joint Sealants  
 32 90 00 Plantings

**Division 33 Utilities**

\$ 165,300

33 46 00 Sub-surface

**Subtotal as based on scope of Construction in the Schematic Probably Design Estimate**

Estimated construction cost	\$ 1,664,544
7% Contingency	\$ 116,518
<u>8% Estimated increase in construction escalation</u>	<u>\$ 142,484</u>
Subtotal	\$ 1,923,546



**Items added to the project scope following the Schematic Design budget (Not included above)**

1. Development of the resurfaced and expanded site, walkways, lighting, utilities, parking, drives, etc.	\$ 970,340
2. Determination of water lateral as boring under creek way versus following entry drive	\$ 17,000
3. New walk-in cooler by City of Oak Creek versus venue operator provided	\$ 69,000
4. Installation of a gas line	\$ 7,000
5. New 600 Amp 120/240V service	\$ 50,000
6. Grease Interceptor	\$ 5,000

**Subtotal of added items following the Schematic Design Budget**

Fixed construction	\$ 1,118,340
7% Contingency	\$ 78,284
8% Estimated increase in construction escalation	\$ 95,730
<b>Subtotal</b>	<b>\$ 1,292,354</b>

**Total Estimated Construction Cost**

**\$ 3,215,900**

**Items not included in Design Development estimate**

All figures are place holders for discussion

1. Performance stages as design elements are still being refined	\$ 75,000
2. Furnishings by City of Oak Creek or venue operator	\$ 25,000
3. Venue operator equipment including fixed and movable cooking, beer distribution and supply items	Not known
4. Signage. Interior and exterior (Not known what is provided by the City of Oak Creek or venue operator)	Not Known
5. Restrooms fittings and equipment by the City of Oak Creek	\$ 7,500
6. Decision to add automatic fire suppression system	\$ 31,100
7. Wi-Fi system (Required for HVAC temperature controls)	Not known
8. CCTV System	\$ 6,000
9. Food truck electrical hook-up pedestals	\$ 15,000

**Alternates**

1. Asphalt roofing deduct	\$ 40,000
2. Change HVLS to Arius-style Destrat	
3. Overhead Coiling Counter doors	
4. Omit railings from Building Budget	
5. Metal Soffit Panels in lieu of LMC	



**Key Project Schedule Dates**  
**Abendschein Park Beer Garden – Oak Creek, Wisconsin**  
**28 April, 2022**

50% Drawings and Cost Estimates to City	28 April 2022
Parks Commission Meeting	05 May 2022
Incorporate Comments from Parks and City Eng. <ul style="list-style-type: none"> <li>75% Drawings and updated Cost estimates to Doug for Plan Commission submission</li> </ul>	17 May 2022
Plan Commission Meeting	24 May 2022
PC comments incorporated	25 May 2022
Construction Document submitted for City Review	06 June 2022
Submit for City plan review (Building & HVAC, Plumbing)	10 June 2022
Permit applications	10 June 2022
Advertise for bids start (2 weeks)	13 June 2022
Permit and engineering review completed	24 June 2022
Bidding start	27 June 2022
Bidding completed	18 July 2022
Adjustments to bids for possible alternates	01 August 2022
Award to General Contractor	08 August 2022
Contract Development and finalize construction contract (2 weeks)	22 August 2022
Pre-construction start <ul style="list-style-type: none"> <li>Major shop drawing submittals</li> <li>Ordering of long lead items</li> </ul> Site mobilization	29 August 2022
Groundbreaking – Construction start date at site (Labor Day)	05 September 2022

Parking lot up-dating and site upgrades beyond the immediate Beer Garden area not included in the initial schedule.



Meeting Date: May 5, 2022

Item No. 3d

## PARKS & RECREATION REPORT

**Agenda Item:** Informational items and opportunities to promote Oak Creek's Parks and Recreation.

**Suggested Motion:** None

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### Project Updates:

- (i) **Willow Heights Volleyball Project:** This project was held at the April 19<sup>th</sup> Common Council meeting. Council members had several questions they were seeking answers for including the following:
  - The number and location of existing sand volleyball courts in the City.
  - The height of the net at each facility.
  - The utilization of each of those facilities.Staff anticipate that the item will be placed on the May 17<sup>th</sup> agenda.
- (ii) **Update of the Athletic Field Rental Policy:** The policy language change is anticipated to be placed on the May 17<sup>th</sup> agenda for Common Council approval. Staff will then proceed with an analysis of each park to identify potential upgrades to make the fields game-ready. Staff anticipates that this analysis will be completed by mid-to late summer.
- (iii) **Ryan Business Park (Amazon) Neighborhood Park Project:** This project will be in a holding pattern until the neighborhood forms an HOA to facilitate the signing of the agreement to allow the City to take over outlot 1.
- (iv) **Orchard Hills Micro Park:** Contracts for equipment have been signed. Site grading will occur in late-May/early June. Project is anticipated to be completed in mid-September.

**Next Meeting Date:** Anticipated to be held on June 9, 2022 in the Lake Vista Room at 6pm.

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Respectfully Submitted & Prepared By:

A handwritten signature in black ink that reads "Laurie Miller". The signature is written in a cursive, flowing style.

Laurie Miller  
Planner/Zoning Administrator